#### **Public Facility/Institutional District** Article 2.7:

### **Sections:**

2.705

2.701 **Purpose** 2.702 Land Use Regulations 2.703 Site Development Regulations 2.704 Additional Development Regulations Additional Use Regulations

#### 2,701 **Purpose**

The purpose of the Public Facility/Institutional District is to provide for utilities and public and quasi-public uses such as schools, hospitals, libraries, recreation centers, golf courses, and parks.

#### 2.702 **Land Use Regulations**

- **Regulations.** Table 2.702: Land Use Regulations Public Facility/Institutional A. District sets forth the land use regulations for the Public Facility/Institutional district. The regulations for the district are established by letter designations as follows:
  - "P" designates permitted uses.
  - "L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.702: Land Use Regulations – Public Facility/Institutional District.
  - "T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.
  - "A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.
  - "U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.
  - "S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.
- Unlisted Uses. Uses are defined in Article 6.1: Use Definitions. If a proposed В. use is not listed in the Use Definitions, the Zoning Administrator shall determine

- if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.702: Land Use Regulations Public Facility/Institutional District below or not assigned to a Use Definition pursuant to Section 2.702B: Unlisted Uses are prohibited.
- D. *Additional Use Regulations*. Additional use regulations for the Public Facility/Institutional District are set forth in Section 2.705: Additional Use Regulations.

Table 2.702: Land Use Regulations - Public Facility/Institutional District

Use Classification	PF/I	Additional Regulations
Agritainment	S	
Amateur Radio Facilities	L1	See Article 4.8
Animal Services		See Section 4.508
Animal Shelter	U	
Automated Teller Machine	L1	
Business Services	L1	
Carnival, Small-Scale	Т	See Section 4.5012
Cemetery	Р	See Section 4.509
Cemetery, Pet	Р	
Clubs and Lodges	L2	
Colleges, Public or Private	Р	
Convention Center	U	
Crop Raising, Non-Commercial	Р	
Cultural Institutions	Р	
Day Care Centers	L1, L5	
Eating and Drinking Establishments		
Restaurants, Beverage Service	L4, L5	
Entertainment and Recreation, Indoor		
Large-Scale	U	
Small-Scale	P	
Entertainment and Recreation, Outdoor	P	
Equestrian Arena	U	See Section 2.705
Farmers' Market	Α	
Funeral and Undertaking Services	L1	
Golf Course	U	
Government Offices and Facilities		
Large-Scale	P	
Small-Scale	Р	
Health Care Facilities		
Hospital	P	
Urgent Care Facility	Р	
Heliport/Helipad	U	
Over-The-Air Reception Device	L1	See Article 4.8
Park and Ride Lot	U	

Table 2.702: Land Use Regulations – Public Facility/Institutional District

Use Classification	PF/I	Additional Regulations
Parking Facilities	Р	
Place of Worship		See Section 4.505
Large-Scale	L2, L3	
Small-Scale	L2, L3	
Public Safety Facilities		
Large-Scale	Р	
Small-Scale	Р	
Satellite Dish Antenna, Large	L1	See Article 4.8
Schools, Public or Private		
Large-Scale	L2, L3	
Small-Scale	L2, L3	
Seasonal Sales	T	See Section 4.5012
Shelter Care Facility		000 000
Large-Scale	P	
Shelter Care Facility, Homeless	Ü	
Stables, Commercial	L1	See Section 2.705
Transportation Passenger Terminals	U	Jee Jection 2.703
Utilities		
Facilities	S	
Service Yard	U	
	P	
Well Site	F	
Vehicle Equipment Sales, Leasing and		
Services:		
Fueling Facility, Alternative	P	
Fueling Facility, Fleet	P	
Vehicle Services, Heavy	P	
Vehicle Services, Light	P	
Waste Management:		
Non-Hazardous Waste Collection and		
Transfer Facility	U	
Non-Hazardous Material Recycling		
Collection Facility		
Large Scale	U	
Small-Scale	P	
Wireless Communication Facilities:		See Article 4.7
Monopole	U	
Alternative WCF Light Poles		
Place of Worship	U	
Schools-Elementary, Middle School	U	
Public Park	U	
Public Safety Communication Facility	A/U	
Support Structures Other Than Those		
Listed Above	Α	

### Limitations

L1 - Only as a use incidental to the principal use of the property.

Table 2.702: Land Use Regulations - Public Facility/Institutional District

Use Classification	PF/I	Additional Regulations
L2 - Clubs and Lodges, Public and Private Schools, and Place of Worship uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.		
L3 - Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Place of Worship uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Place of Worship uses require a Conditional Use Permit.		
L4 - Drive-through facilities prohibited.		
L5 - Shall not front onto arterial street.		

## 2.703 Site Development Regulations

Table 2.703: Site Development Regulations – Public Facility/Institutional District sets forth the site development regulations for the Public Facility/Institutional District, which are in addition to the development regulations set forth in Section 2.704: Additional Development Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.703: Site Development Regulations.

Table 2.703: Site Development Regulations - Public Facility/Institutional District

Standards	PF/I	Additional Regulations
Maximum Building Height (ft.)	55	
Minimum Building Setback (ft.)		(A)
Front	25	
Side (Street)	25	
Side (Residential)	25	
Side (Nonresidential)	15	
Rear (Residential)	20	
Rear (Nonresidential)	15	
Separation between Buildings (ft.)		
Single story	15	
Multiple story	20	
Minimum Required Perimeter		
Landscape Area (ft.)		
Front	20	(B, C)
Side (Collector or local street)	15	(B)
Side (Residential)	15	
Side (Nonresidential)	15	
Rear (Residential)	20	
Rear (Nonresidential)	15	
		See Article 4.3: Landscape
Landscaping (% of net lot area)	15	Regulations
Building Setback to Parking (ft.)	See Section	4.203N: Separation from Buildings

Table 2.703: Site Development Regulations – Public Facility/Institutional District
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Standards	PF/I	Additional Regulations
	See Article 4.2: Off-Street Parking and Loading	
Off-Street Parking and Loading	Regulations	
Exterior Lighting Standards	See Sect	ion 4.103: Lighting Standards

- A. **Public Facility/Institutional Uses Adjacent to Residential Districts.** Public facility/institutional uses located within 50 feet of an existing residential district designated for residential use in the General Plan shall be conducted within an enclosed building. No part of the building within 50 feet of the residential district shall contain bay or roll-up doors, car wash entry or exit points or similar service openings.
- B. **Street Frontage Landscape.** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, and lighting.
- C. Arterial/Arterial Intersection. A minimum 50-foot wide landscape area shall be established and maintained along arterial street frontages within a distance of 250 feet of an arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage may be permitted within the 50-foot wide landscaped area established above if no other access is available.

## 2.704 Additional Development Regulations

Gated Facility Entrances. A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn-around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

# 2.705 Additional Use Regulations

- A. *Outdoor Storage*. In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.
  - 1. *Area*: No maximum.

- 2. *Height of Fences*: Fences enclosing outdoor storage areas shall be a minimum of 6 feet and a maximum of 8 feet.
- 3. *Location*: Outdoor storage areas shall not be located between the front of the building and the street.

### B. Stables, Commercial.

- 1. *Minimum Lot Area*: 10 acres.
- 2. Structures:
  - a. Any structure housing animals shall be set back at least 100 feet from all property lines.
  - b. The location and operation of any arena shall be as set forth in the Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, and other negative impacts on adjacent uses.

## C. Equestrian Arenas.

- 1. *Minimum Lot Area*: 10 acres.
- 2. Structures:
  - a. Any structure housing animals overnight shall be set back at least 100 feet from all property lines.
  - b. Any structure housing animals other than overnight shall be set back at least 50 feet from all property lines.
  - c. The location and operation of any arena shall be as set forth in the Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, and other negative impacts on adjacent uses.
- D. *Fueling Facility Abandonment*. All types of Fueling Facility structures and tanks that are unused and/or vacant for at least 1 year are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.
- E. *Access to Residential Property*. Use of property to provide primary vehicular access to a residential use is prohibited.